

## DOD FACILITIES PRICING GUIDE—PART 2

### **General Comments on the Use of Unit Costs, Area Cost Factors, Size Adjustment Factors, and Inflation Rates**

The following tables for Unit Costs for DoD Facilities, Area Cost Factors (ACFs), Size Adjustment Factors, and OSD Inflation Rates apply to MILCON project estimates. These tables are also maintained and available on the National Institute of Building Science (NIBS) Construction Criteria Database (CCB). Please address any questions regarding the following tables or cost engineering procedures to your participating Service member of the Tri-Service Committee on Cost Engineering.

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## TABLE A: UNIT COSTS FOR DoD FACILITIES

Table A provides metric unit cost data for DoD facilities in dollars per square meter (\$/m<sup>2</sup>) and equivalent English unit cost data in dollars per square foot (\$/SF).

Most unit costs and referenced facility sizes are based on historic construction award data for Air Force, Army and Navy projects with construction contracts awarded after January 1997. Unit costs for a few category codes that have a limited number of awarded projects are based on contracts awarded since 1990. The unit cost database includes only new construction projects and does not include data from renovation or add/alter projects. The facility types or category codes listed represent those facilities more frequently constructed by the Services.

### NOTES:

1. Unit costs are escalated to October 2005 and October 2006, the assumed midpoints of construction for FY05 and FY06, respectively, with an area cost factor of 1.00. Use the OSD inflation rates shown in Table D to escalate the FY05 unit costs beyond FY05. Unit costs include installed (built-in) building equipment and furnishings normally funded with MILCON funds. Unit costs are for primary facilities only and do not include supporting facility costs; equipment acquired with other fund sources; anti-terrorism/ force protection costs; construction contingency factors; supervision, inspection, and overhead (SIOH); or construction cost growth resulting from user changes, unforeseen site conditions, or contract document errors and omissions.
2. Unit costs for DoD medical facilities include category A and category B equipment, but do not include category E and category F equipment costs.
3. Unit costs for administrative facilities do not include pre-wired workstations or furnishing systems.
4. Unit costs for barracks and unaccompanied officers quarters do not include free-standing kitchen equipment. In addition to using the size adjustment factors, use the project size adjustment factors in table C.
5. Unit costs for child development centers do not include free-standing food service equipment or playground area and equipment.
6. Unit costs for family housing are based upon gross area and include sprinkler systems or fire-rated construction. Unit costs include post-award design costs.
7. For reserve facilities other than reserve centers, use the unit cost of the appropriate facility type.

**TABLE A**  
**PRIMARY FACILITY UNIT COST DATA FOR DOD FACILITIES**

	FACILITY TYPE	REFERENCE SIZE GROSS m <sup>2</sup>	(NOTE 1) UNIT COST (\$ / m <sup>2</sup> )		REFERENCE SIZE GROSS SF	(NOTE 1) UNIT COST (\$ / SF)	
			FY 2005	FY 2006		FY 2005	FY 2006
1.	SATELLITE COMMUNICATIONS CENTER (WITH SHIELDING AND GENERATOR)	550	5,231	5,315	6,000	486	494
2.	AIRCRAFT OPERATION BUILDING						
	WITHOUT TOWER	930	2,336	2,373	10,000	217	220
	WITH TOWER	1,400	3,261	3,314	15,000	303	308
3.	AIRFIELD FIRE AND RESCUE STATION (DOES NOT INCLUDE CENTRAL ALARM SYSTEM)	750	2,153	2,187	8,000	200	203
4.	OPERATIONS BUILDINGS						
	GENERAL PURPOSE	2,300	1,453	1,476	25,000	135	137
	HEADQUARTERS	1,650	1,647	1,673	18,000	153	155
	SQUADRON	3,350	1,593	1,619	36,000	148	150
5.	APPLIED INSTRUCTION BUILDINGS						
	GENERAL INSTRUCTION	2,300	1,593	1,619	25,000	148	150
	HIGH TECH (AUTO-AID) TRAINING	2,300	1,830	1,859	25,000	170	173
6.	RESERVE CENTER (NOTE 7)	1,860	1,399	1,422	20,000	130	132
7.	HANGARS						
	MAINTENANCE/GENERAL PURPOSE	2,150	1,733	1,761	23,000	161	164
	HIGH BAY MAINTENANCE	3,250	2,120	2,154	35,000	197	200
8.	SHOPS						
	VEHICLE MAINTENANCE, WHEEL	2,800	1,561	1,586	30,000	145	147
	VEHICLE MAINTENANCE, TRACK	2,300	1,615	1,640	25,000	150	152
	AIRCRAFT AVIONICS	2,150	1,593	1,619	23,000	148	150
	INSTALLATION MAINTENANCE	2,900	1,227	1,247	31,000	114	116
	PARACHUTE AND DINGHY	750	1,722	1,750	8,000	160	163
	A/C MACHINE SHOP	1,860	1,647	1,673	20,000	153	155
9.	STORAGE FACILITIES						
	COLD STORAGE WAREHOUSE/PROCESSING	1,000	1,292	1,312	11,000	120	122
	COLD STORAGE WAREHOUSE	550	1,722	1,750	6,000	160	163
	GENERAL PURPOSE WAREHOUSE - LOW BAY	3,700	775	787	40,000	72	73
	GENERAL PURPOSE WAREHOUSE - HIGH BAY	9,290	883	897	100,000	82	83
	GENERAL PURPOSE MAGAZINE W/O CRANE	930	2,099	2,133	10,000	195	198
	HIGH EXPLOSIVE MAGAZINE	450	2,250	2,286	5,000	209	212
10.	DOD MEDICAL FACILITIES (NOTE 2)						
	STATION HOSPITAL	NA	2,196	2,231	NA	204	207
	REGIONAL MEDICAL CENTER	NA	2,626	2,668	NA	244	248
	MEDICAL CLINIC	4,650	2,131	2,165	50,000	198	201
	MEDICAL/DENTAL CLINIC	5,570	2,077	2,111	60,000	193	196
	DENTAL CLINIC	1,860	2,228	2,264	20,000	207	210
	AMBULATORY CLINIC	2,800	1,959	1,990	30,000	182	185

**TABLE A**  
**PRIMARY FACILITY UNIT COST DATA FOR DOD FACILITIES**

	FACILITY TYPE	REFERENCE SIZE GROSS m <sup>2</sup>	(NOTE 1) UNIT COST (\$ / m <sup>2</sup> )		REFERENCE SIZE GROSS SF	(NOTE 1) UNIT COST (\$ / SF)	
			FY 2005	FY 2006		FY 2005	FY 2006
11.	<b>ADMINISTRATIVE FACILITIES</b> (NOTE 3)						
	MULTI-PURPOSE	2,300	1,507	1,531	25,000	140	142
	DATA PROCESSING AREA FACILITY (INCLUDES ADMIN AND STORAGE)	1,950	1,981	2,012	21,000	184	187
	COMMAND HEADQUARTERS BUILDING	3,700	1,948	1,979	40,000	181	184
12.	<b>BARRACKS, DORMITORIES</b> (NOTE 4) (DOES NOT INCLUDE KITCHENETTE EQUIPMENT)	9,250	1,615	1,640	99,500	150	152
13.	<b>UNACCOMPANIED OFFICERS QUARTERS</b> (NOTE 4)	4,100	1,615	1,640	44,000	150	152
14.	<b>DINING FACILITY</b> (INCLUDES KITCHEN EQUIP. AND INSTALLATION)	2,000	2,562	2,603	21,500	238	242
15.	<b>FIRE STATION, COMMUNITY</b>	750	1,722	1,750	8,000	160	163
16.	<b>CHAPEL CENTER</b>	1,400	1,841	1,870	15,000	171	174
17.	<b>COMMISSARY</b> (SALES STORE W/ OPERATIONAL EQUIPMENT)	7,900	1,464	1,487	85,000	136	138
18.	<b>FAMILY SUPPORT</b>						
	CHILD DEVELOPMENT CENTER (NOTE 5)	1,400	1,787	1,815	15,000	166	169
	EDUCATION CENTER	930	1,722	1,750	10,000	160	163
	YOUTH CENTER	1,400	1,647	1,673	15,000	153	155
	FAMILY SERVICE CENTER	450	1,647	1,673	5,000	153	155
19.	<b>FAMILY HOUSING</b> (NOTE 6)						
	CONUS	NA	764	776	NA	71	72
	OCONUS	NA	775	787	NA	72	73
20.	<b>PHYSICAL FITNESS TRAINING CENTER</b>	2,800	1,733	1,761	30,000	161	164
21.	<b>MAIN EXCHANGE</b> (W/ MALL SERVICE SHOPS)	7,430	1,173	1,192	80,000	109	111
22.	<b>SERVICE CLUBS</b>	2,090	2,443	2,482	22,500	227	231
23.	<b>LIBRARIES</b>	1,100	1,722	1,750	12,000	160	163
24.	<b>RECREATION CENTERS</b>	1,860	1,647	1,673	20,000	153	155
25.	<b>BOWLING CENTERS</b> (8 LANES W/ PIN SPOTTING EQUIPMENT AND AUTOMATIC SCORING DEVICE)	700	1,733	1,761	7,800	161	164
26.	<b>DEPENDENT SCHOOLS</b>						
	ELEMENTARY	NA	1,507	1,531	NA	140	142
	JUNIOR HIGH/MIDDLE	NA	1,528	1,553	NA	142	144
	HIGH SCHOOL	NA	1,593	1,619	NA	148	150
27.	<b>TEMPORARY LODGING FACILITIES</b>	2,800	1,518	1,542	30,000	141	143

**TABLE B: AREA COST FACTORS**

Use the area cost factors (ACFs) only with the primary facility unit costs from Table A.

Area cost factors for some locations have been updated from previous list based on the latest data input from the services' and field offices. In general, the area cost factors are developed based on the construction market condition of local costs for a market basket of 8 labor crafts, 18 construction materials, and 4 equipment items. These labor, materials, and equipment (LME) items are representative of the types of products and services used to construct most military facilities. In 2002, the market survey covered a list of 222 locations that includes 96 Base Cities (two per state in the continental US), 106 additional locations in the U.S., and 20 Overseas locations. A new construction market survey will be conducted in 2004.

Each of the LME costs is normalized and weighted to represent its contribution to the total cost of a typical facility. The normalized LME is then modified by seven matrix factors that cover local conditions affecting construction costs. These matrix factors include weather, seismic, climatic (frost zone, wind loads, and HVAC systems), labor availability, contractor overhead and profit, life support and mobilization, and labor productivity versus the U.S. standard. The resultant ACF for each location is normalized again by dividing by the Base City average to provide a final ACF that reflects the relative relationship of construction costs between that location and the Base City average as 1.00.

There is no easy correlation between these ACFs and previous ACFs for specific locations. No common benchmarks exist because both the Base City average and the relationships between cities change for each two-year cycle. It is possible, however, to compare differences between several locations in this database with differences between the same locations in previous databases.

Do not use these ACFs to modify parametric cost estimates, detailed quantity-take-offs, unit price book (UPB) line items, or commercial cost data. These other cost estimating systems and databases have their own processes and factors for adjusting costs to different locations.

*The overall ACF for the state/country should be used when there is no specific ACF for a location within the state/country. The ACF for the closest location should be used only when market conditions (e.g. material prices, labor rates, labor availability, bidding climate) are similar.*

PART I – U.S. LOCATIONS

<u>STATE</u>	<u>LOCATION</u>	<u>ACF INDEX</u>	<u>STATE</u>	<u>LOCATION</u>	<u>ACF INDEX</u>
<b>ALABAMA</b>		<b>0.83</b>	<b>ARKANSAS</b>		<b>0.90</b>
	MOBILE	0.85		FORT SMITH	0.89
	MONTGOMERY	0.81		PINE BLUFF	0.90
(A)	ANNISTON ARMY DEPOT	0.78	(A)	FORT CHAFFEE	0.89
(A)	FORT MCCLELLAN	0.78	(AF)	LITTLE ROCK AIR FORCE BASE	0.87
(A)	FORT RUCKER	0.77	(A)	PINE BLUFF ARSENAL	0.90
(AF)	MAXWELL AIR FORCE BASE	0.81			
(N)	MOBILE AREA	0.85	<b>CALIFORNIA</b>		<b>1.20</b>
(A)	REDSTONE ARSENAL	0.85		SAN DIEGO	1.17
				SAN FRANCISCO	1.23
<b>ALASKA</b>		<b>1.85</b>	(N)	29 PALMS MARINE CORPS BASE	1.32
	ANCHORAGE	1.68	(AF)	BEALE AIR FORCE BASE	1.26
	FAIRBANKS	2.03	(N)	CAMP PENDLETON MARINE CORPS BASE	1.17
(N)	ADAK NAVAL STATION	3.46	(N)	CENTERVILLE BEACH	1.04
(AF)	CLEAR AIR FORCE BASE	2.15	(N)	CHINA LAKE NAVAL WEAPONS CENTER	1.27
(AF)	EACKERSON AIR FORCE BASE	3.50	(H)	CONCORD	1.23
(AF)	EIELSON AIR FORCE BASE	2.03	(AF)	EDWARDS AIR FORCE BASE	1.28
(AF)	ELMENDORF AIR FORCE BASE	1.68	(N)	EL CENTRO NAVAL AIR FIELD	1.20
(A)	FORT GREELY	2.15	(A)	FORT HUNTER LIGGETT	1.23
(A)	FORT RICHARDSON	1.68	(A)	FORT IRWIN	1.27
(A)	FORT WAINWRIGHT	2.03	(A)	FORT ORD	1.21
			(N)	LEMOORE	1.23
<b>ARIZONA</b>		<b>0.99</b>	(N)	LOS ANGELES AREA	1.13
	FLAGSTAFF	1.00	(AF)	MARCH AIR RESERVE BASE	1.01
	TUCSON	0.97	(AF)	MCCLELLAN AIR FORCE BASE	1.12
(AF)	DAVIS-MONTHAN AIR FORCE BASE	0.98	(N)	MONTEREY AREA	1.21
(A)	FORT HUACHUCA	1.11	(A)	OAKLAND ARMY BASE	1.23
(AF)	LUKE AIR FORCE BASE	1.00	(H)	POINT MUGU	1.14
(A)	NAVAJO ARMY DEPOT	1.00	(H)	POINT SUR	1.21
(N)	YUMA MCAS	1.14	(N)	PORT HUENEME AREA	1.14
(A)	YUMA PROVING GROUND	1.14	(A)	RIVERBANK ARMY AMMO PLANT	1.17

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<b>CALIFORNIA (CONT)</b>			<b>DELAWARE</b>		<b>1.05</b>
(A)	SACRAMENTO ARMY DEPOT	1.12		DOVER	1.05
(H)	SAN BRUNO	1.23		WILMINGTON	1.05
(N)	SAN CLEMENTE ISLAND	1.88	(AF)	DOVER AIR FORCE BASE	1.06
(H)	SEAL BEACH	1.13			
(A)	SHARPE ARMY DEPOT	1.22	<b>FLORIDA</b>		<b>0.83</b>
(A)	SIERRA ARMY DEPOT	1.29		MIAMI	0.87
(N)	STOCKTON AREA	1.18		PANAMA CITY	0.79
(AF)	TRAVIS AIR FORCE BASE	1.26	(AF)	CAPE CANAVERAL	0.97
(AF)	VANDENBERG AIR FORCE BASE	1.19	(AF)	EGLIN AIR FORCE BASE	0.80
			(AF)	HOMESTEAD AIR RESERVE STATION	0.87
<b>COLORADO</b>		<b>1.07</b>	(N)	JACKSONVILLE AREA	0.93
	COLORADO SPRINGS	1.11	(N)	KEY WEST NAVAL AIR STATION	1.24
	DENVER	1.03	(H)	MAYPORT	0.91
(AF)	AIR FORCE ACADEMY	1.11	(AF)	MACDILL AIR FORCE BASE	0.89
(AF)	BUCKLEY AIR FORCE BASE	1.03	(N)	ORLANDO AREA	0.85
(AF)	CHEYENNE MOUNTAIN	1.19	(N)	PANAMA CITY AREA	0.79
(A)	FITZSIMONS ARMY MED CENTER	1.03	(N)	PENSACOLA AREA	0.87
(A)	FORT CARSON	1.11	(AF)	TYNDALL AIR FORCE BASE	0.79
(AF)	PETERSON AIR FORCE BASE	1.11	(H)	WHITING FIELD	0.87
(A)	PUEBLO ARMY DEPOT	0.96			
(A)	ROCKY MOUNTAIN ARSENAL	1.03			
(AF)	SCHRIEVER AIR FORCE BASE	1.19			
<b>CONNECTICUT</b>		<b>1.10</b>			
	BRIDGEPORT	1.07			
	NEW LONDON	1.14			
(N)	NEW LONDON AREA	1.14			
(A)	STRATFORD ENG PLANT	1.07			

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<b>GEORGIA</b>		<b>0.86</b>	<b>IDAHO</b>		<b>1.04</b>
	ALBANY	0.79		BOISE	0.97
	ATLANTA	0.93		MOUNTAIN HOME	1.11
(H)	ATHENS	0.81	(AF)	MOUNTAIN HOME AIR FORCE BASE	1.11
(A)	FORT BENNING	0.80			
(A)	FORT GILLEM	0.93	<b>ILLINOIS</b>		<b>1.22</b>
(A)	FORT GORDON	0.84		BELLEVILLE	1.16
(A)	FORT MCPHERSON	0.93		CHICAGO	1.29
(A)	FORT STEWART	0.84	(N)	FOREST PARK (CHICAGO)	1.29
(N)	KINGS BAY	0.99	(N)	GLENVIEW (CHICAGO)	1.29
(AF)	MOODY AIR FORCE BASE	0.85	(N)	GREAT LAKES (NTC)	1.28
(AF)	ROBINS AIR FORCE BASE	0.83	(A)	ROCK ISLAND ARSENAL	1.02
			(A)	SAVANNAH ARMY DEPOT	0.98
			(AF)	SCOTT AIR FORCE BASE	1.19
<b>HAWAII</b>		<b>1.70</b>	<b>INDIANA</b>		<b>0.98</b>
	HONOLULU	1.66		INDIANAPOLIS	0.99
	KANEOHE BAY	1.75		LOGANSPOUT	0.98
(N)	BARBERS POINT NAVAL AIR STN.	1.74	(N)	CRANE NWSC	1.05
(N)	BARKING SANDS	1.74	(A)	FORT BENJAMIN HARRISON	1.03
(N)	FORD ISLAND	1.66	(AF)	GRISSOM AIR RESERVE BASE	1.05
(A)	FORT DERUSSY	1.66	(A)	JEFFERSON PROVING GROUND	0.92
(A)	FORT SHAFTER	1.66			
(AF)	HICKAM AIR FORCE BASE	1.66	<b>IOWA</b>		<b>1.00</b>
(N)	KANEOHE MARINE CORPS AIR STN.	1.75		BURLINGTON	1.05
(N)	PEARL HARBOR	1.66		DES MOINES	0.96
(N)	POHAKULOA	1.93	(A)	IOWA ARMY AMMO PLANT	1.10
(A)	SCHOFIELD BARRACKS	1.67			
(A)	TRIPLER ARMY MEDICAL CENTER	1.70			
(A)	WHEELER ARMY AIR FIELD	1.67			

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<b>KANSAS</b>		<b>0.95</b>	<b>MARYLAND</b>		<b>0.98</b>
	MANHATTAN	0.96		BALTIMORE	0.89
	WICHITA	0.94		LEXINGTON PARK	1.08
(A)	FORT LEAVENWORTH	1.05	(A)	ABERDEEN PROVING GROUND	0.89
(A)	FORT RILEY	1.08	(AF)	ANDREWS AIR FORCE BASE	1.00
(A)	KANSAS ARMY AMMO PLANT	1.01	(N)	ANNAPOLIS	1.00
(AF)	MCCONNELL AIR FORCE BASE	0.94	(N)	BETHESDA	1.00
			(N)	CHELTONHAM (DC)	1.00
<b>KENTUCKY</b>		<b>0.92</b>	(N)	CHESAPEAKE BEACH	0.95
	LEXINGTON	0.88	(A)	FORT DETRICK	1.00
	LOUISVILLE	0.96	(A)	FORT GEORGE G MEADE	1.00
(A)	FORT CAMPBELL	1.05	(A)	FORT RITCHIE	0.89
(A)	FORT KNOX	1.05	(A)	HARRY DIAMOND LAB	1.00
(A)	LEXINGTON/BLUE GRASS AD	0.95	(N)	INDIAN HEAD	0.97
(N)	LOUISVILLE NAVAL AIR STATION	0.96	(N)	PATUXENT RIVER AREA	1.08
			(N)	THURMONT	1.10
<b>LOUISIANA</b>		<b>0.93</b>	<b>MASSACHUSETTS</b>		<b>1.13</b>
	NEW ORLEANS	0.96		BOSTON	1.16
(AF)	BARKSDALE AIR FORCE BASE	0.89		FITCHBURG	1.09
	SHREVEPORT	0.89	(A)	ARMY MAT & MECH LAB	1.15
(A)	FORT POLK	0.93	(A)	FORT DEVENS	1.16
(A)	LOUISIANA ARMY AMMO PLANT	0.89	(AF)	HANSCOM AIR FORCE BASE	1.16
(A)	NEW ORLEANS ARMY BASE	0.96			
<b>MAINE</b>		<b>1.05</b>	<b>MICHIGAN</b>		<b>1.13</b>
	BANGOR	1.05		DETROIT	1.15
	PORTLAND	1.05		MARQUETTE	1.10
(N)	BRUNSWICK AREA	1.11	(A)	DETROIT ARSENAL	1.15
(N)	CUTLER WINTER HARBOR	1.07	(AF)	K I SAWYER AIR FORCE BASE	1.10
(H)	KITTERY/PORTSMOUTH	1.05			

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<b>MINNESOTA</b>		<b>1.08</b>	<b>NEVADA</b>		<b>1.20</b>
	DULUTH	1.05		HAWTHORNE	1.16
	MINNEAPOLIS	1.11		LAS VEGAS	1.24
			(N)	FALLON	1.21
<b>MISSISSIPPI</b>		<b>0.84</b>	(A)	HAWTHORNE ARMY AMMO PLANT	1.16
	BILOXI	0.90	(AF)	NELLIS AIR FORCE BASE	1.28
	COLUMBUS	0.78			
(AF)	COLUMBUS AIR FORCE BASE	0.78	<b>NEW HAMPSHIRE</b>		<b>1.06</b>
(N)	GULFPORT AREA	0.90		CONCORD	1.08
(AF)	KEESLER AIR FORCE BASE	0.90		PORTSMOUTH	1.05
(N)	MERIDIAN NAVAL AIR STATION	0.94			
			<b>NEW JERSEY</b>		<b>1.14</b>
<b>MISSOURI</b>		<b>0.99</b>		NEWARK	1.15
	KANSAS CITY	1.01		TRENTON	1.12
	SEDALIA	0.97	(N)	BAYONNE MOT	1.14
(A)	FORT LEONARD WOOD	1.13	(N)	EARLE	1.21
(A)	LAKE CITY ARMY AMMO PLNT	1.03	(A)	FORT DIX	1.15
(A)	ST LOUIS ARMY AMMO PLANT	1.09	(A)	FORT MONMOUTH	1.10
(AF)	WHITEMAN AIR FORCE BASE	1.04	(H)	LAKEHURST	1.16
			(AF)	MCGUIRE AIR FORCE BASE	1.15
<b>MONTANA</b>		<b>1.14</b>	(A)	PICATINNY ARSENAL	1.20
	BILLINGS	1.12			
	GREAT FALLS	1.16	<b>NEW MEXICO</b>		<b>0.97</b>
(AF)	MALMSTROM AIR FORCE BASE	1.16		ALAMOGORDO	0.96
				ALBUQUERQUE	0.99
<b>NEBRASKA</b>		<b>0.95</b>	(AF)	CANNON AIR FORCE BASE	1.04
	GRAND ISLAND	0.91	(AF)	HOLLOMAN AIR FORCE BASE	0.98
	OMAHA	0.99	(AF)	KIRTLAND AIR FORCE BASE	0.99
(A)	CORNHUSKER ARMY AMMO PLANT	0.91	(A)	WHITE SANDS MR	1.00
(AF)	OFFUTT AIR FORCE BASE	0.99			

PART I – U.S. LOCATIONS

<u>STATE</u>	<u>LOCATION</u>	<u>ACF INDEX</u>	<u>STATE</u>	<u>LOCATION</u>	<u>ACF INDEX</u>
<b>NEW YORK</b>		<b>1.07</b>	<b>OHIO</b>		<b>0.98</b>
	ALBANY NEW YORK	1.02		DAYTON	0.96
	BUFFALO	1.12		YOUNGSTOWN	1.00
(A)	FORT DRUM	1.13	(A)	RAVENNA ARMY AMMO PLANT	1.03
(H)	LONG ISLAND	1.36	(AF)	WRIGHT-PATTERSON AIR FORCE BASE	0.96
(A)	NEW YORK CITY	1.49			
(N)	NIAGARA	1.12	<b>OKLAHOMA</b>		<b>0.92</b>
(AF)	ROME LABORATORY	1.07		LAWTON	0.92
(H)	SCOTIA	1.02		OKLAHOMA CITY	0.91
(A)	SENECA ARMY DEPOT	1.06	(AF)	ALTUS AIR FORCE BASE	0.99
(N)	STATEN ISLAND	1.49	(A)	FORT SILL	0.92
(A)	U S MILITARY ACADEMY	1.40	(A)	MCALESTER ARMY AMMO PLANT	0.84
(A)	WATERVLIET ARSENAL	1.02	(AF)	TINKER AIR FORCE BASE	0.91
			(AF)	VANCE AIR FORCE BASE	0.92
<b>NORTH CAROLINA</b>		<b>0.87</b>	<b>OREGON</b>		<b>1.06</b>
	FAYETTEVILLE	0.87		PENDLETON	1.06
	GREENSBORO	0.87		PORTLAND	1.06
(N)	CAMP LEJEUNE AREA	0.96	(A)	UMATILLA ARMY DEPOT	1.19
(N)	CHERRY POINT	0.96			
(A)	FORT BRAGG	0.88	<b>PENNSYLVANIA</b>		<b>1.05</b>
(N)	NEW RIVER	0.96		PHILADELPHIA	1.10
(AF)	POPE AIR FORCE BASE	0.88		PITTSBURGH	0.99
(AF)	SEYMOUR JOHNSON AIR FORCE BASE	0.83	(A)	CARLISLE BARRACKS	0.93
(A)	SUNNY POINT	0.87	(A)	INDIANTOWN GAP MR	1.00
<b>NORTH DAKOTA</b>		<b>1.02</b>	(A)	LETTERKENNY ARMY DEPOT	0.99
	GRAND FORKS	0.95	(N)	MECHANICSBURG AREA	0.93
	MINOT	1.09	(A)	NEW CUMBERLAND ARMY DEPOT	0.93
(AF)	GRAND FORKS AIR FORCE BASE	0.95	(A)	TOBYHANNA ARMY DEPOT	1.07
(AF)	MINOT AIR FORCE BASE	1.09	(N)	WARMINSTER	1.08
			(H)	WILLOW GROVE	1.08

PART I – U.S. LOCATIONS

<u>STATE</u>	<u>LOCATION</u>	<u>ACF INDEX</u>	<u>STATE</u>	<u>LOCATION</u>	<u>ACF INDEX</u>
<b>RHODE ISLAND</b>		<b>1.04</b>	<b>TEXAS</b>		<b>0.81</b>
	NEWPORT	1.04		SAN ANGELO	0.81
	PROVIDENCE	1.03		SAN ANTONIO	0.82
			(AF)	BROOKS AIR FORCE BASE	0.82
<b>SOUTH CAROLINA</b>		<b>0.88</b>	(A)	CAMP BULLIS	0.82
	CHARLESTON	0.92	(N)	CORPUS CHRISTI AREA	0.90
	COLUMBIA	0.83	(N)	DALLAS	0.90
(N)	BEAUFORT AREA	1.01	(AF)	DYESS AIR FORCE BASE	0.97
(AF)	CHARLESTON AIR FORCE BASE	0.92	(A)	FORT BLISS	0.92
(A)	FORT JACKSON	0.83	(A)	FORT HOOD	0.85
(AF)	SHAW AIR FORCE BASE	0.83	(A)	FORT SAM HOUSTON	0.82
			(H)	FORT WORTH	0.90
<b>SOUTH DAKOTA</b>		<b>0.94</b>	(AF)	GOODFELLOW AIR FORCE BASE	0.81
	RAPID CITY	0.93	(N)	INGLESIDE NAVAL STATION	0.95
	SIOUX FALLS	0.94	(AF)	KELLY AIR FORCE BASE	0.82
(AF)	ELLSWORTH AIR FORCE BASE	0.93	(N)	KINGSVILLE AREA	0.91
			(AF)	LACKLAND AIR FORCE BASE	0.82
<b>TENNESSEE</b>		<b>0.87</b>	(AF)	LAUGHLIN AIR FORCE BASE	0.87
	CHATTANOOGA	0.82	(A)	LONE STAR ARMY AMMO PLANT	0.89
	MEMPHIS	0.92	(A)	LONGHORN ARMY AMMO PLANT	0.81
(AF)	ARNOLD AIR FORCE BASE	0.89	(AF)	RANDOLPH AIR FORCE BASE	0.82
(N)	MEMPHIS NAVAL AIR STATION	1.00	(A)	RED RIVER ARMY DEPOT	0.89
(A)	VOLUNTEER ORDINANCE WORKS	0.82	(AF)	REESE AIR FORCE BASE	0.88
			(AF)	SHEPPARD AIR FORCE BASE	0.93
			<b>UTAH</b>		<b>1.01</b>
				OGDEN	1.00
				SALT LAKE CITY	1.02
			(A)	DUGWAY PROVING GROUND	1.05
			(A)	FORT DOUGLAS	1.02
			(AF)	HILL AIR FORCE BASE	1.00
			(A)	TOOELE ARMY DEPOT	1.05

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<u>STATE</u>	<u>LOCATION</u>	<u>ACF INDEX</u>	<u>STATE</u>	<u>LOCATION</u>	<u>ACF INDEX</u>
<b>VERMONT</b>		<b>1.01</b>	<b>WASHINGTON</b>		<b>1.04</b>
	BURLINGTON	1.02		SPOKANE	1.02
	MONTPELIER	1.00		TACOMA	1.06
			(H)	BANGOR	1.20
<b>VIRGINIA</b>		<b>0.92</b>	(N)	BREMERTON	1.20
	NORFOLK	0.94	(N)	EVERETT	1.11
	RICHMOND	0.91	(AF)	FAIRCHILD AIR FORCE BASE	1.02
(H)	CAMP PEARY	0.94	(A)	FORT LEWIS	1.06
(H)	CHESAPEAKE	0.94	(N)	INDIAN HEAD	1.20
(A)	DAHLGREN	0.98	(AF)	MCCHORD AIR FORCE BASE	1.06
(A)	FORT A. P. HILL	0.98	(N)	SILVERDALE	1.19
(A)	FORT BELVOIR	1.00	(N)	WHIDBEY ISLAND	1.27
(A)	FORT EUSTIS	0.94	(A)	YAKIMA FIRING RANGE	1.08
(A)	FORT LEE	0.94			
(A)	FORT MONROE	0.94	<b>WEST VIRGINIA</b>		<b>0.96</b>
(A)	FORT MYER	1.00		BLUEFIELD	0.94
(A)	FORT PICKETT	0.94		CHARLESTON	0.97
(A)	FORT STORY	0.94	(N)	SUGAR GROVE	1.41
(AF)	LANGLEY AIR FORCE BASE	0.94			
(N)	QUANTICO	0.98	<b>WISCONSIN</b>		<b>1.08</b>
(A)	RADFORD ARMY AMMO PLANT	0.94		MADISON	1.07
(A)	VINT HILL FARMS	0.94		MILWAUKEE	1.08
(N)	WALLOPS ISLAND	1.12	(A)	BADGER ARMY AMMO PLANT	1.14
(H)	YORKTOWN	0.94	(A)	FORT MCCOY	1.16
<b>WASHINGTON DC</b>		<b>1.00</b>	<b>WYOMING</b>		<b>0.97</b>
(AF)	BOLLING AIR FORCE BASE	1.00		CASPER	0.94
(A)	FORT MCNAIR	1.00		CHEYENNE	1.00
(A)	WALTER REED ARMY MEDICAL CENTER	1.00	(AF)	F E WARREN AIR FORCE BASE	1.00

TABLE B: AREA COST FACTORS

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**PART II – OCONUS LOCATIONS**

<b><u>NATION</u></b>	<b><u>LOCATION</u></b>	<b><u>ACF</u></b> <b><u>INDEX</u></b>	<b><u>CURRENCY</u></b> <b><u>EXCHANGE</u></b>	<b><u>REMARKS</u></b>	<b><u>NATION</u></b>	<b><u>LOCATION</u></b>	<b><u>ACF</u></b> <b><u>INDEX</u></b>	<b><u>CURRENCY</u></b> <b><u>EXCHANGE</u></b>	<b><u>REMARKS</u></b>
<b>ANTIGUA</b>		<b>1.90</b>	2.70	ANTIGUA \$/US \$	<b>DIEGO GARCIA</b>		<b>2.56</b>	1.00	US \$
						DIEGO GARCIA	2.56		
<b>AUSTRALIA</b>		<b>1.30</b>	1.92	AUSTRALIAN \$/US \$	<b>EGYPT</b>		<b>1.30</b>	4.63	POUND/US \$
	DARWIN	1.52				CAIRO	1.30		
	PERTH	1.16			<b>GERMANY</b>		<b>1.22</b>	1.031	EURO/US \$
	SYDNEY	1.13				FRANKFURT	1.20		
	WOOMERA AS	1.38				KAISERSLAUTERN	1.22		
<b>AZORES</b>		<b>1.30</b>	198.83	PORT. ESCUDO/US \$		SPANGDALHEM	1.23		
	LAJES	1.30				TRIER	1.25		
<b>BAHAMAS</b>		<b>1.69</b>	1.00	BAHAMIAN \$/US \$	<b>GREECE</b>		<b>1.32</b>	1.031	EURO/US \$
	ANDROS ISLAND		1.69			ATHENS	1.32		
<b>BAHRAIN</b>		<b>1.31</b>	0.38	BAHRAIN DINAR/US \$	<b>GREENLAND</b>		<b>2.98</b>	7.39	DANISH KRONE/US \$
						THULE	2.98		
<b>BELGIUM</b>		<b>1.21</b>	1.031	EURO/US \$	<b>GUAM</b>		<b>2.02</b>	1.00	US \$
	BRUSSELS	1.21				GUAM	2.02		
<b>BERMUDA</b>		<b>1.55</b>	1.00	BERMUDA \$/US \$	<b>ICELAND</b>		<b>2.10</b>	73.33	KRONA/US \$
<b>CAMBODIA</b>		<b>1.60</b>	3,810.00	RIEL/US \$		REYKJAVIK	2.10		
	PHNOM PENH	1.60			<b>INDIA</b>		<b>1.60</b>	48.64	INDIAN RUPI/US \$
<b>CANADA</b>		<b>1.29</b>	1.58	CANADIAN \$/US \$		NEW DELHI	1.60		
	ARGENTIA/ NEWFOUNDLAND	1.29			<b>INDONESIA</b>		<b>1.21</b>	10,185.00	INDONISIAN RUPHIAH/US \$
<b>CHINA</b>		<b>1.58</b>	8.28	CHINESE YUAN/US \$		JAKARTA	1.21		
	HONG KONG	1.58			<b>ISRAEL</b>		<b>1.32</b>	4.62	NEW SHEKELS/US \$
<b>CRETE</b>		<b>1.22</b>	361.4	DRACHMA/US \$					
	SOUDA BAY	1.22							
<b>CUBA</b>		<b>1.29</b>	1.00	US \$					
	GUANTANAMO	1.29							

TABLE B: AREA COST FACTORS

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TABLE B: AREA COST FACTORS

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**PART II – OCONUS LOCATIONS**

<b><u>NATION</u></b>	<b><u>LOCATION</u></b>	<b><u>ACF</u></b> <b><u>INDEX</u></b>	<b><u>CURRENCY</u></b> <b><u>EXCHANGE</u></b>	<b><u>REMARKS</u></b>	<b><u>NATION</u></b>	<b><u>LOCATION</u></b>	<b><u>ACF</u></b> <b><u>INDEX</u></b>	<b><u>CURRENCY</u></b> <b><u>EXCHANGE</u></b>	<b><u>REMARKS</u></b>
<b>ITALY</b>		<b>1.24</b>	1.031	EURO/ US \$	<b>KUWAIT</b>		<b>1.23</b>	0.31	DINAR/US \$
	AVIANO	1.38			<b>KWAJALEIN</b>		<b>2.29</b>	1.00	US \$
	GAETA	1.18			<b>MIDWAY ISLAND</b>		<b>2.21</b>	1.00	US \$
	ISOLA DI CAPO RIZZUTO	1.25			<b>MOROCCO</b>		<b>1.04</b>	10.22	DIRHAM/US \$
	LA MADDALENA	1.28				CASABLANCA	1.04		
	NAPLES	1.18			<b>NETHERLANDS</b>		<b>1.27</b>	2.22	GUILDER/US \$
	SIGONELLA	1.15				OSS	1.27		
<b>JAPAN</b>		<b>1.62</b>	125.49	YEN/US \$	<b>NEW ZEALAND</b>		<b>1.68</b>	2.37	NEW ZEALAND \$/US \$
	ATSUGI	1.66				WELLINGTON	1.68		
	IWAKUNI	1.59			<b>NORWAY</b>		<b>1.48</b>	9.031	KRONER/US \$
	MISAWA	1.68				OSLO	1.48		
	OKINAWA	1.52			<b>OMAN</b>		<b>1.12</b>	0.385	RILOMANI/US \$
	TOKYO	1.64				RUWI	1.12		
	YOKOSUKA	1.64			<b>PANAMA</b>		<b>1.20</b>	1.00	US \$
<b>JOHNSTON ATOLL</b>		<b>2.22</b>	1.00	US \$		PANAMA CITY	1.20		
<b>KOREA</b>		<b>1.07</b>	1,255.00	WON/US \$	<b>PHILIPPINES</b>		<b>0.61</b>	51.21	PHILIPPINE PESO/ US \$
	CHINHAE	1.06				MANILLA	0.60		
	CHUNCHON	1.04				SUBIC BAY	0.62		
	DMZ ZONE AREA	1.20			<b>PORTUGAL</b>		<b>1.24</b>	1.031	EURO/US \$
	KUNSAN	1.12				LISBON	1.24		
	OSAN	1.11			<b>PUERTO RICO</b>		<b>1.36</b>	1.00	US \$
	POHANG	1.04				ROOSEVELT ROADS	1.36		
	PUSAN	1.04				SAN JUAN	1.36		
	PYONGTAEK	1.04			<b>QATAR</b>		<b>1.24</b>	3.75	RIYAL/US \$
	SEOUL	1.03							
	TAEGU	1.12							
	TONGDUCHON	1.04							
	WONJU	1.04							

TABLE B: AREA COST FACTORS

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TABLE B: AREA COST FACTORS

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**PART II – OCONUS LOCATIONS**

<b><u>NATION</u></b>	<b><u>LOCATION</u></b>	<b><u>ACF</u></b> <b><u>INDEX</u></b>	<b><u>CURRENCY</u></b> <b><u>EXCHANGE</u></b>	<b><u>REMARKS</u></b>	<b><u>NATION</u></b>	<b><u>LOCATION</u></b>	<b><u>ACF</u></b> <b><u>INDEX</u></b>	<b><u>CURRENCY</u></b> <b><u>EXCHANGE</u></b>	<b><u>REMARKS</u></b>
<b>SAUDI ARABIA</b>		<b>1.14</b>		3.75 RIYAL/US \$					
	RIYADH	1.14							
<b>SEYCHELLES ISLAND</b>		<b>1.92</b>		1.00 US \$					
<b>SPAIN</b>		<b>1.28</b>		1.031 EURO/US \$					
	ROTA	1.28							
<b>THAILAND</b>		<b>1.09</b>		43.99 BAHT/US \$					
	BANGKOK	1.09							
	CHANG MAI	1.09							
	CHANG RAI	1.09							
	KHANCHANA BURI	1.09							
	KORAT	1.09							
	PATTAYA	1.09							
	PHITSANULOK	1.09							
<b>TURKEY</b>		<b>0.91</b>		1,694,915 TURKEY LIRE/US \$					
	ANKARA	0.91							
	INCIRLICK	0.90							
<b>UNITED ARAB EMIRATES</b>		<b>1.14</b>		3.75 RIYAL/US \$					
	DUBAI	1.14							
<b>UNITED KINGDOM</b>		<b>1.22</b>		0.651 BRITISH POUND/US \$					
	FAIRFORD/CROUGHTON	1.20							
	LAKENHEATH	1.20							
	MENWITH HILL	1.20							
	MILDENHALL	1.20							
	ST. MAWGAN	1.22							
	WEST RUISLIP	1.26							

TABLE B: AREA COST FACTORS

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**TABLE C: SIZE ADJUSTMENT FACTORS**

The Size Adjustment Factor table is based on data analysis that shows a correlation exists between project size and construction cost. Unit construction costs generally are lower for larger projects due to greater opportunities for material quantity discounts and for spreading mobilization, demobilization and general overhead costs over a greater number of units.

All unit costs are based on the referenced facility sizes. Use Table C, Size Adjustment Factor, to adjust unit costs for facilities whenever your project size differs from the referenced facility size shown in Table A. Divide the gross area of your proposed facility by the referenced size for that facility type to determine the size relationship ratio. Use this ratio to find the appropriate size adjustment factor in Table C. Multiply the unit cost from Table A by the size adjustment factor to calculate the adjusted unit cost for your facility, if applicable.

Base your proposed project size on the total project scope to be awarded as a single construction contract, regardless of the number of buildings to be constructed within that scope. If a construction award project is to be broken into a number of discreet phases where the contractor has limited control over the phasing, use the average scope for all phases as the basis for your size adjustment calculations. In addition to using the size adjustment factors, in Table C, for enlisted dormitory (barracks) also use the project size adjustment factors in Table C, as applicable. (See EXAMPLE below.)

EXAMPLE: You propose to build a 144 Person/Room (4,752 m<sup>2</sup>) Enlisted Barracks/Dormitory in FY05. The referenced facility size taken from the unit cost summary is 9,250 m<sup>2</sup>. The size relationship ratio is 0.51 (4,752 m<sup>2</sup> divided by 9,250 m<sup>2</sup>). Enter Table C to find the Size Adjustment Factor of 1.08 and the project size adjustment factor of 1.03. Multiply the unit cost of \$1615/m<sup>2</sup> by 1.08 and 1.03 to determine that your adjusted unit cost is \$ 1,797/m<sup>2</sup>.

EXAMPLE: You propose to build a 3,500 m<sup>2</sup> multi-purpose administrative facility. The referenced facility size taken from the unit cost summary is 2,300 m<sup>2</sup>. The size relationship ratio is 1.52 (3,500 m<sup>2</sup> divided by 2,300 m<sup>2</sup>). Enter Table C to find the Size Adjustment Factor of 0.96. Multiply the unit cost of \$1507/m<sup>2</sup> by 0.96 to determine that your adjusted unit cost is \$ 1,447/m<sup>2</sup>.

**TABLE C: SIZE ADJUSTMENT FACTORS (ALL FACILITIES OTHER THAN HOUSING)**

Size Relationship Ratio	Size Adjustment Factor	Size Relationship Ratio	Size Adjustment Factor	Size Relationship Ratio	Size Adjustment Factor	Size Relationship Ratio	Size Adjustment Factor
< 0.05	1.275	1.00	1.000	2.00	0.942	3.00	0.921
0.05	1.275	1.05	0.995	2.05	0.940	3.05	0.920
0.10	1.269	1.10	0.990	2.10	0.939	> 3.05	0.920
0.15	1.232	1.15	0.986	2.15	0.937		
0.20	1.202	1.20	0.982	2.20	0.936		
0.25	1.175	1.25	0.978	2.25	0.935		
0.30	1.152	1.30	0.974	2.30	0.933		
0.35	1.132	1.35	0.971	2.35	0.932		
0.40	1.114	1.40	0.968	2.40	0.931		
0.45	1.098	1.45	0.965	2.45	0.930		
0.50	1.084	1.50	0.962	2.50	0.929		
0.55	1.072	1.55	0.960	2.55	0.928		
0.60	1.060	1.60	0.957	2.60	0.927		
0.65	1.050	1.65	0.955	2.65	0.926		
0.70	1.041	1.70	0.953	2.70	0.925		
0.75	1.033	1.75	0.951	2.75	0.924		
0.80	1.025	1.80	0.949	2.80	0.924		
0.85	1.018	1.85	0.947	2.85	0.923		
0.90	1.011	1.90	0.945	2.90	0.922		
0.95	1.005	1.95	0.943	2.95	0.921		

MILITARY FAMILY HOUSING PROJECT SIZE ADJUSTMENT FACTORS		BARRACKS/DORMITORIES PROJECT SIZE ADJUSTMENT FACTORS	
NUMBER OF UNITS in the project	PROJECT SIZE FACTOR	NUMBER OF ROOMS in the project	PROJECT SIZE FACTOR
1-9	1.25	1-99	1.07
10-19	1.15	100-149	1.03
20-49	1.10	150-199	1.00
50-99	1.04	200-299	0.97
100-199	1.00	300+	0.95
200-299	0.93		
300+	0.90		

**TABLE D: INFLATION RATES**

The inflation rates in Table D are based upon PBD 604 published by the Under Secretary of Defense (Comptroller) on January 7, 2003. The Table D inflation guidance has an arbitrary baseline of 1.00 for October 2005. The inflation indices are based on the Engineering News Record (ENR) historic data through October 2002 and the Comptroller-projected inflation rates after that date.

<b>Fiscal Year</b>	<b>Mid-Point of Construction (Month Yr)</b>	<b>(Note 1) ENR Indices (Raw)</b>	<b>(Note 2) OSD Inflation rate %</b>	<b>(Note 3) OSD Inflation Indices</b>	
1980	Oct 80	1976		0.521	Note 1: Inflation multipliers through October 2002 are based on Engineering News Record Building Construction Indices.
1981	Oct 81	2151		0.567	
1982	Oct 82	2262		0.597	
1983	Oct 83	2416		0.637	
1984	Oct 84	2424		0.639	
1985	Oct 85	2441		0.644	Note 2: Inflation multipliers after October 2002 are from PBD 604 (Jan 7, 2003) published by USD (Comptroller)
1986	Oct 86	2511		0.662	
1987	Oct 87	2569		0.678	
1988	Oct 88	2612		0.689	
1989	Oct 89	2662		0.702	
1990	Oct 90	2728		0.720	
1991	Oct 91	2786		0.735	
1992	Oct 92	2867		0.756	
1993	Oct 93	3016		0.795	
1994	Oct 94	3116		0.822	
1995	Oct 95	3117		0.822	Note 3: Use these inflation indices to adjust unit costs for projects FY 2005 and beyond unless OUSD modifies the rate. The inflation rates are subject to change during the course of the budget.
1996	Oct 96	3284		0.866	
1997	Oct 97	3372		0.889	
1998	Oct 98	3423		0.903	
1999	Oct 99	3505		0.924	
2000	Oct 00	3547		0.936	
2001	Oct 01	3602		0.950	
2002	Oct 02	3651		0.963	
2003	Oct 03	3680	0.80%	0.971	
2004	Oct 04	3735	1.50%	0.985	
2005	Oct 05	3791	1.50%	1.000	
2006	Oct 06	3852	1.60%	1.016	
2007	Oct 07	3918	1.70%	1.033	
2008	Oct 08	3988	1.80%	1.052	
2009	Oct 09	4060	1.80%	1.071	
2010	Oct 10	4133	1.80%	1.090	
2011	Oct 11	4207	1.80%	1.110	

**DOD**  
**FY 2004 – FY 2005 –FY 2006 Guidance Unit Costs**  
**FINAL**

<b>Category Code Number</b>	<b>Category Code Description</b>	<b>Guidance Size (square meters)</b>	<b>FY 2004 Guidance Unit Cost (\$/m2)</b>	<b>FY 2005 Guidance Unit Cost (\$/m2)</b>	<b>FY 2006 Guidance Unit Cost (\$/m2)</b>
131.15	Communication Center (with shielding)	550 m2	5145	5231	5315
141.20	Aircraft Fire and Rescue Station	750 m2	2088	2153	2187
141.25	Combined Structural/Aircraft Fire/Rescue Station	750 m2	2088	2153	2187
141.40	Aircraft Operations Building (excl control towers)	930 m2	2304	2336	2373
143.20	Ordnance Operations Building	2,300 m2	1421	1453	1476
171.15	Reserve Training Building *	1,860 m2	1346	1399	1422
171.20	Applied Instruction Building	2,300 m2	1507	1593	1619
171.35	Operational Trainer Facility (high tech training)	2,300 m2	1798	1830	1859
211.05/06/07	Maintenance Hangar – Type I	2,150 m2	1679	1733	1761
211.05/06/07	Maintenance Hangar – Type II (high bay)	3,250 m2	2088	2120	2154
211.45	Avionics Shop (non-NARF)	2,150 m2	1582	1593	1619
211.75	Parachute/Survival Equipment Shop (non-NARF)	750 m2	1690	1722	1750
213.58	Boat Shop	750 m2	1690	1722	1750
214.20	Automotive Vehicle Maintenance Shop	2,800 m2	1475	1561	1586
214.53	Field Maintenance Shop-combat/auto/track:USMC	2,300 m2	1550	1615	1640
219.10	Public Works Shop	2,900 m2	1249	1227	1247
421.22	High Explosive Magazine	450 m2	2217	2250	2286
421.72	Missile Magazine	450 m2	2217	2250	2286
431.10	Cold Storage Warehouse	550 m2	1690	1722	1750
441.10	General Warehouse	3,700 m2	732	775	787
441.11	General Warehouse (Marine Corps)	3,700 m2	732	775	787
510.10	Hospital	N/A	2035	2196	2231
540.10	Dental Clinic	1,860 m2	2131	2228	2264
550.10	Medical Clinic	4,650 m2	1830	2131	2165
610.10	Administrative Office	2,300 m2	1442	1507	1531
610.20	Data Processing Center	1,950 m2	1959	1981	2012
610.72	Battalion/Squadron Headquarters (Marine Corps)	3,700 m2	1927	1948	1979
721.11	Bachelor Enlisted Quarters (E1-E4)	9,250 m2	1582	1615	1640
721.12	Bachelor Enlisted Quarters (E5-E6)	9,250 m2	1582	1615	1640
721.13	Bachelor Enlisted Quarters (E7-E9)/USMC:E6-E9	9,250 m2	1582	1615	1640
722.10	Enlisted Dining Facility	2,000 m2	2530	2562	2603
724.11	Bachelor Officers Quarters (W-1 through O-2)	4,100 m2	1582	1615	1640
724.12	Bachelor Officers Quarters (O-3 and above)	4,100 m2	1582	1615	1640
730.10	Fire Station	750 m2	1582	1722	1750
730.83	Chapel	1,400 m2	1808	1841	1870
730.84	Religious Education Building	930 m2	1507	1722	1750

**DOD**  
**FY 2004 – FY 2005 –FY 2006 Guidance Unit Costs**  
**FINAL**

<b>Category Code Number</b>	<b>Category Code Description</b>	<b>Guidance Size (square meters)</b>	<b>FY 2004 Guidance Unit Cost (\$/m2)</b>	<b>FY 2005 Guidance Unit Cost (\$/m2)</b>	<b>FY 2006 Guidance Unit Cost (\$/m2)</b>
740.04	Exchange (with cafeteria)	7,430 m2	<b>1152</b>	<b>1173</b>	<b>1192</b>
740.05	Exchange (with snack stand)	7,430 m2	<b>1152</b>	<b>1173</b>	<b>1192</b>
740.20	Temporary Lodging	2,800 m2	<b>1486</b>	<b>1518</b>	<b>1542</b>
740.23	Commissary	7,900 m2	<b>1432</b>	<b>1464</b>	<b>1487</b>
740.25	Family Services Center	450 m2	<b>1615</b>	<b>1647</b>	<b>1673</b>
740.40	Bowling Alley	700 m2	<b>1701</b>	<b>1733</b>	<b>1761</b>
740.43	Gymnasium	2,800 m2	<b>1701</b>	<b>1733</b>	<b>1761</b>
740.54	Recreation Building	1,860 m2	<b>1615</b>	<b>1647</b>	<b>1673</b>
740.55	Youth Center	1,400 m2	<b>1615</b>	<b>1647</b>	<b>1673</b>
740.74	Child Care Center	1,400 m2	<b>1701</b>	<b>1787</b>	<b>1815</b>
740.76	Library	1,100 m2	<b>1507</b>	<b>1722</b>	<b>1750</b>

**General Notes:**

1. Unit Costs are developed by a Tri-Service Committee on Cost Engineering and are the same as those issued by OSD. The Unit Costs are forecast to an assumed mid-point of construction for projects in the respective fiscal year for an Area Cost Factor (ACF) of 1.00. The Unit Costs do not include allowances for contingency or supervision, inspection and overhead (SIOH). These Unit Costs do not include Anti-Terrorism/Force Protection costs.
2. Unit Costs include built-in equipment and furnishings normally MILCON-funded, but do not include the costs of building Information Systems (communications) inside the five-foot line nor high cost (\$50,000 or greater) built-in equipment unusual to the facility.
3. Unit Costs of DOD Medical Facilities include Category “A” and “B” equipment, but do not include the costs of Categories E and F equipment.
4. Unit Costs of Administrative Facilities do not include system furniture or pre-wired workstations.
5. Unit Costs of Bachelor Quarters do not include free standing kitchen equipment.
6. Unit Costs of Child Development Centers do not include free standing food service equipment, or playground equipment.
7. Unit Costs for Family Housing are based on Gross Area and include costs for sprinkler systems or fire rated construction. Unit Cost for Family Housing include Post Award design cost.
8. FY 2004 Guidance Unit Costs are final.  
FY 2005 Guidance Unit Costs are revised in entirety.  
FY 2006 Guidance Unit Costs are initial.

# NAVFAC Construction Cost Index

## Historical and Projected

### August 2003

<b>Fiscal</b>													<b>% Increase</b>
<b>Year</b>	<b>Oct</b>	<b>Nov</b>	<b>Dec</b>	<b>Jan</b>	<b>Feb</b>	<b>Mar</b>	<b>Apr</b>	<b>May</b>	<b>Jun</b>	<b>Jul</b>	<b>Aug</b>	<b>Sep</b>	<b>(FY)</b>
1987	2511	2511	2511	2515	2510	2518	2523	2524	2525	2536	2557	2565	2.44
1988	2569	2564	2589	2574	2576	2586	2591	2592	2595	2538	2611	2612	1.83
1989	2612	2616	2617	2619	2613	2616	2620	2621	2626	2631	2640	2668	2.14
1990	2672	2675	2679	2673	2674	2684	2684	2697	2725	2725	2721	2729	2.29
1991	2728	2730	2719	2719	2716	2726	2736	2723	2733	2757	2792	2785	2.05
1992	2786	2791	2784	2780	2779	2799	2809	2828	2838	2845	2854	2857	2.59
1993	2867	2873	2875	2886	2886	2916	2976	3071	3066	3038	3014	3009	5.32
1994	3016	3029	3046	3071	3106	3116	3127	3125	3115	3107	3109	3116	3.56
1995	3116	3109	3110	3112	3111	3103	3100	3096	3095	3114	3121	3109	-0.22
1996	3117	3131	3128	3127	3131	3135	3148	3161	3178	3190	3218	3239	4.18
1997	3277	3295	3302	3323	3324	3316	3364	3377	3396	3392	3385	3378	4.29
1998	3372	3350	3370	3363	3372	3368	3375	3374	3379	3382	3391	3414	1.07
1999	3423	3424	3419	3425	3417	3411	3421	3422	3433	3460	3474	3494	2.34
2000	3505	3498	3497	3503	3523	3536	3534	3558	3553	3545	3546	3539	1.29
2001	3547	3541	3548	3545	3536	3542	3541	3547	3572	3626	3605	3597	1.64
2002	3603	3596	3548	3581	3581	3597	3583	3612	3624	3652	3648	3655	1.61
2003	3651	3654	3640	3648	3655	3649	3652	3660	3667	3683	3712	3714 p	1.63
2004	3719 p	3724 p	3728 p	3733 p	3738 p	3742 p	3747 p	3752 p	3756 p	3761 p	3766 p	3771 p	1.51
2005	3775 p	3780 p	3785 p	3789 p	3794 p	3799 p	3804 p	3808 p	3813 p	3818 p	3823 p	3828 p	1.51
2006	3833 p	3838 p	3843 p	3848 p	3853 p	3858 p	3863 p	3869 p	3874 p	3879 p	3884 p	3889 p	1.61
2007	3895 p	3900 p	3906 p	3911 p	3917 p	3922 p	3928 p	3934 p	3939 p	3945 p	3950 p	3956 p	1.71
2008	3962 p	3968 p	3974 p	3980 p	3986 p	3992 p	3998 p	4004 p	4010 p	4016 p	4022 p	4028 p	1.81
2009	4034 p	4040 p	4046 p	4052 p	4058 p	4064 p	4070 p	4076 p	4082 p	4088 p	4095 p	4101 p	1.81
2010	4107 p	4113 p	4119 p	4125 p	4132 p	4138 p	4144 p	4150 p	4156 p	4163 p	4169 p	4175 p	1.81
2011	4181 p	4188 p	4194 p	4200 p	4207 p	4213 p	4219 p	4226 p	4232 p	4238 p	4245 p	4251 p	1.81

Projected Indices are followed by the letter "p".

Escalation Factor = 
$$\frac{\text{Index of the "escalated to" date}}{\text{Index of the "escalated from" date}}$$

Historical indices are based upon the Engineering News Record Building cost index.  
All indices are based upon fiscal year rates.

Projected indices are based on official OASD projected rates as follows:

<b><u>Fiscal Year</u></b>	<b><u>% Per Year</u></b>	<b><u>% Per Month</u></b>
2003	0.80	0.067
2004	1.50	0.125
2005	1.50	0.125
2006	1.60	0.133
2007	1.70	0.142
2008	1.80	0.150
2009	1.80	0.150
2010	1.80	0.150
2011	1.80	0.150

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